



Solicitors & Estate Agents










Offers Over

£260,000

173/1 Lower Granton Road

Granton | Edinburgh | EH5 1GL

A fantastic opportunity has arisen to acquire this impressive and beautifully presented first floor two bedroom apartment forming part of a sought-after luxury development at Granton Harbour. Boasting stunning open sea views over the harbour and beyond, while being positioned close to excellent amenities and transport links, the property will appeal to a multitude of buyers including couples, professionals and those looking to downsize.

-  2 beds
-  1 public
-  2 bathroom
-  Communal garden
-  Allocated residents parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; inviting entrance hallway with an array of useful storage provisions, bright and spacious lounge/diner with a dual-aspect outlook and a private balcony with gorgeous open sea views, recently completed modern kitchen with a range of integrated white goods, glass paneling in splash areas, under-unit lighting and a Juliet balcony while being finished with stylish light-coloured base and wall mounted units and a Quartz worktop, principal double bedroom with integrated wardrobes and a double Juliet balcony with sliding doors, partially-tiled en-suite with a double shower cubicle with a rainfall shower, heated towel rail and downlights, second well-proportioned double bedroom with integrated wardrobes and a double Juliet balcony with sliding doors, and a partially paneled bathroom suite with a jacuzzi bath, over-bath shower, heated towel rail and downlights.

The property also benefits from a lift in the building for ease of access, secure door entry system, electric heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer, washer-dryer, dishwasher and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Surrounding the property are well-kept communal grounds with both bin and bike stores. For the car owner, there is secure allocated residents parking as well on-street free parking for visitors.

Factor fees are payable of £70 per calendar month.

Viewing

By appointment through Neilsons 0131 625 2222.

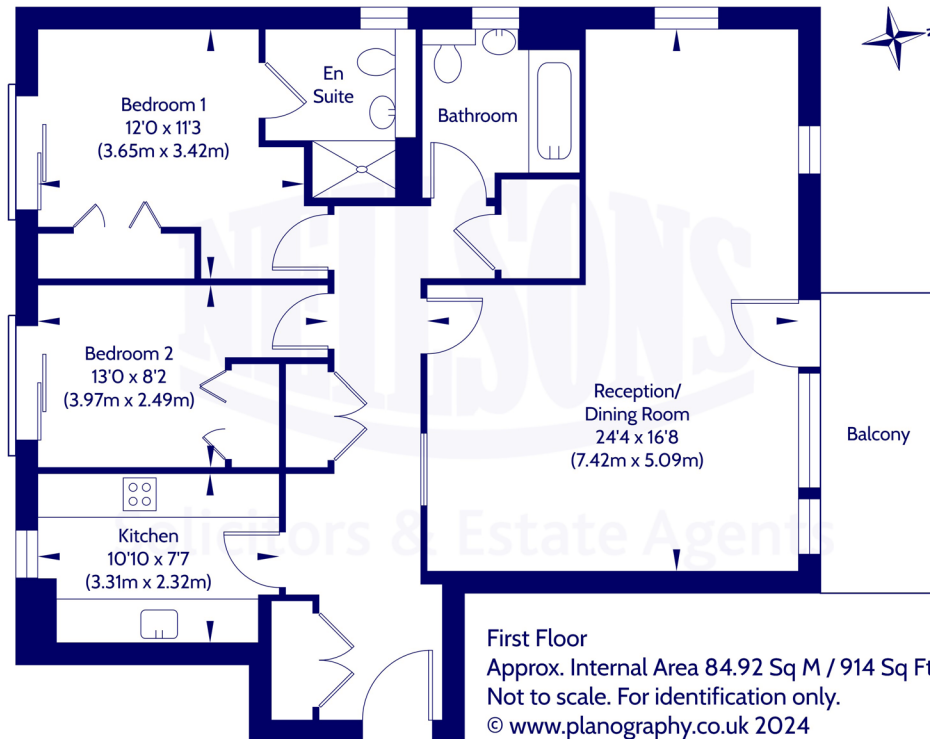




Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith and Inverleith. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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